

TO: Urban Design Committee

FROM: Ed Zimmer

RE: Agenda of Oct. 6, 2015

DATE: Sept. 30, 2015

The City is requesting UDC's advice the following project:

Item #2: New house at 224 N. 28th (revised design)

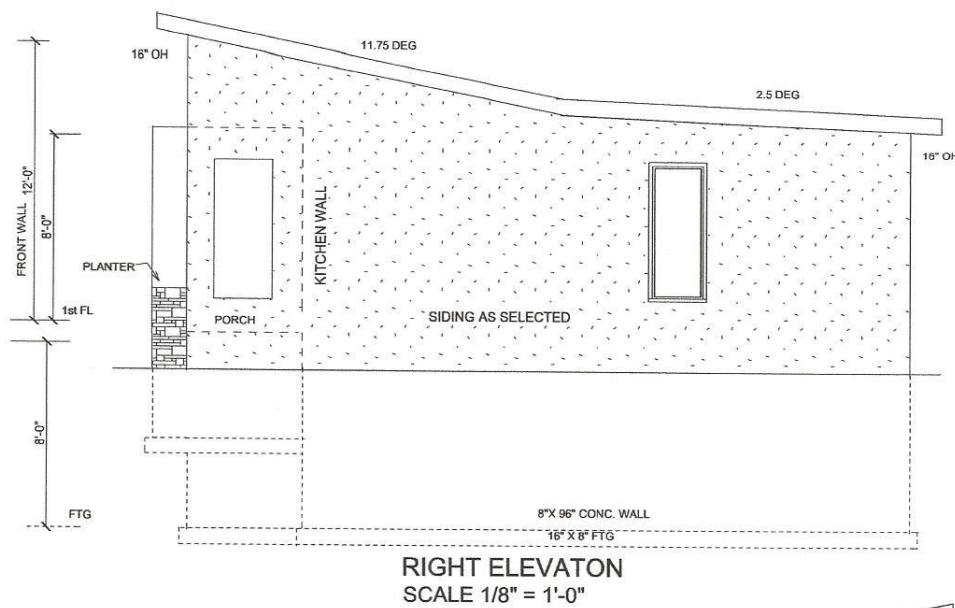
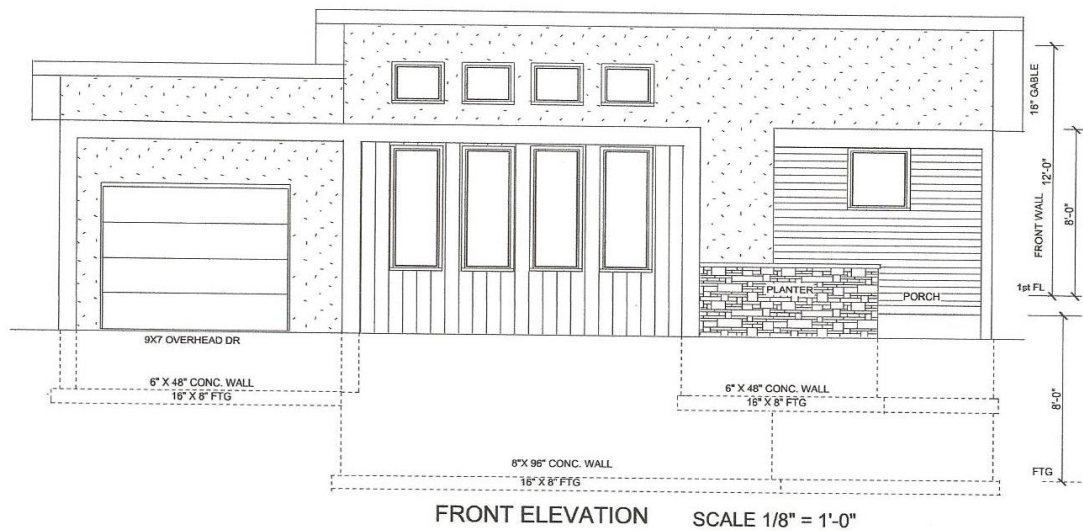
In June the UDC reviewed a proposal from Affordable Housing Initiatives (AHI), a local non-profit agency, for a new, affordable single-family house at 224 N. 28th St. The committee recommended various changes to the plans and questioned the "affordability" of various aspects of the proposal.



June 2015 Design for 224 N. 28th St.

When the city's Urban Development Dept. (UDD) sought bids based on that design, the project proved to be infeasible.

UDD consulted with Planning staff, reviewed some available design concepts, and consulted with the intended builder, Ken Innes. Sawyer Drafting and Design was engaged to prepare the attached drawings.



The new proposal is more frankly contemporary, smaller, and hopefully affordable. It is a one-story, shed-roof design with a recessed front-facing garage. It provides a single bedroom, with an opportunity to finish a basement bedroom (with the egress window already provided). The main floor provides 772 sq. ft., with 685 unfinished sq. ft. in the basement.

accommodates the modest dimensions of the parcel. (An alley-facing garage would require a 10' setback to the door.) The design includes a covered front porch 5' deep and 10' wide, and a covered rear patio, measuring 8'x11'. The roof form is not also not typical of the area, but allows ample windows in the main living room area.

The Committee has previously approved contemporary designs when they appeared to offer a desirable house and did not diminish an otherwise harmonious streetscape. For this little parcel, tucked between larger homes facing north and south, the revised design may be regarded as offering a contemporary solution for a small, affordable house on tiny lot, in a setting without a strong existing character.

Planning staff recommends approval of the design for city assistance and for Neighborhood Design Standards.

Item 3: Cottonwood Café Outdoor dining

An application has been received for an outdoor dining area at 11th & K Streets, on the south side of the former Duggan's Pub location. The rehab work already accomplished on that building is attractive. Staff has requested a more legible site plan and further information on the railing and furniture for the sidewalk café.

Item 4: Update on other outdoor dining applications

Staff has requested more information on the proposed sidewalk café on S. 14th St., just north of Bennett Martin Library, based on UDC's expressed concerns. We have not yet received a clearer site plan or other information.